THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170512043** BILL GARRETT, Davidson County Trans:T20170051893 DEEDWARR Recvd: 06/19/17 09:18 2 pgs Fees:13.00 Taxes:1479.63 20170619-0060968	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,900.00. Affiant Subscribed and sworn to before me, this 16th day of June, 2017. Notary Public My Commission Expires: 9/22/2020 JODIE D. PELL, STATE OF TENNESSEE, NOTARY PUBLIC, WILSON COUNTY

WARRANTY DEED

Address New Owner: Andrew Ammon and Danielle Ammon 2928 Primrose Circle Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-08-0-005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew J. Ritter and Kaneil Ritter, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew Ammon and Danielle Ammon, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 11 in Block B on the Plan of Belmont Terrace Annex No. 4 of record in Book 974, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot Number 11 in Block B fronts 40.0 feet on the southerly margin of Primrose Circle and extends back 138.4 feet on the easterly line and 116.3 feet on the westerly line to the right of way of the State of Tennessee, Department of Transportation, for highway purposes, in the rear, on which it measures 113.7 feet.

INCLUDED in the above description but generally EXCLUDED therefrom is that portion of the premises originally conveyed to the State of Tennessee for highway purposes by deed of record in Book 4758, Page 255, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ANDREW J. RITTER and KANEIL RITTER, husband and wife, by deed from JENNEY KEATY and ROBERT B. KEATY, II, wife and husband, of record in Instrument No. 20131223-0129338 , dated December 11, 2013 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 117-08-0-005.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 974, page 97, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1174, page 492 and Book 1191, page 223, said Register's Office.

This is improved property located at 2928 Primrose Circle Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2017.

Andrew J. Ritter by Kate Rosenthal, his Attorney-in-Fact

Kaneil Ritter by Kate Rosenthal, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Andrew J. Ritter, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of June, 2017.

Janderson
Notary Public

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Kaneil Ritter, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of June, 2017.

Janderson
Notary Public

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 10, 2018